



Cheviot Street  
Derby



### Property Description

We are pleased to market this semi-detached property in the highly sort after area of Derby. The ground floor consists of an entrance hallway, lounge, kitchen, and bathroom, with an adjoining lean to leading into the garden. The first floor consists of three bedrooms. The exterior offers a driveway and side access into the garden with patio area. An internal viewing is highly advised.

### Hallway

### Lounge

12' 9" x 12' 1" (3.89m x 3.68m)

Laminate flooring, one radiator with a UPVC double glazed window to the front elevation of the property.

### Kitchen

9' 5" x 12' 7" (2.87m x 3.84m)

Lino flooring. One radiator, wall and base units, window and glass door to rear elevation offering access to the lean to.

### Lean To

To rear elevation with carpeted flooring and access to rear garden.

### Bathroom

Laminate flooring. Three-piece suite, one radiator, UPVC double glazed window to rear.



## Landing

### Bedroom One

12' 7" x 12' 1" (3.84m x 3.68m)

Carpeted flooring. UPVC double glazed window to front elevation, one radiator.

### Bedroom Two

9' 5" x 8' 8" (2.87m x 2.64m)

Carpeted flooring. UPVC double glazed window to rear elevation with a built-in cupboard and one radiator.

### Bedroom Three

6' 2" x 8' 8" (1.88m x 2.64m)

Carpeted flooring. UPVC double glazed window to rear elevation with one radiator.

## Outside

To the rear elevation the garden offers a patio area, flat lawn, and wooden shed.

## Kitchen

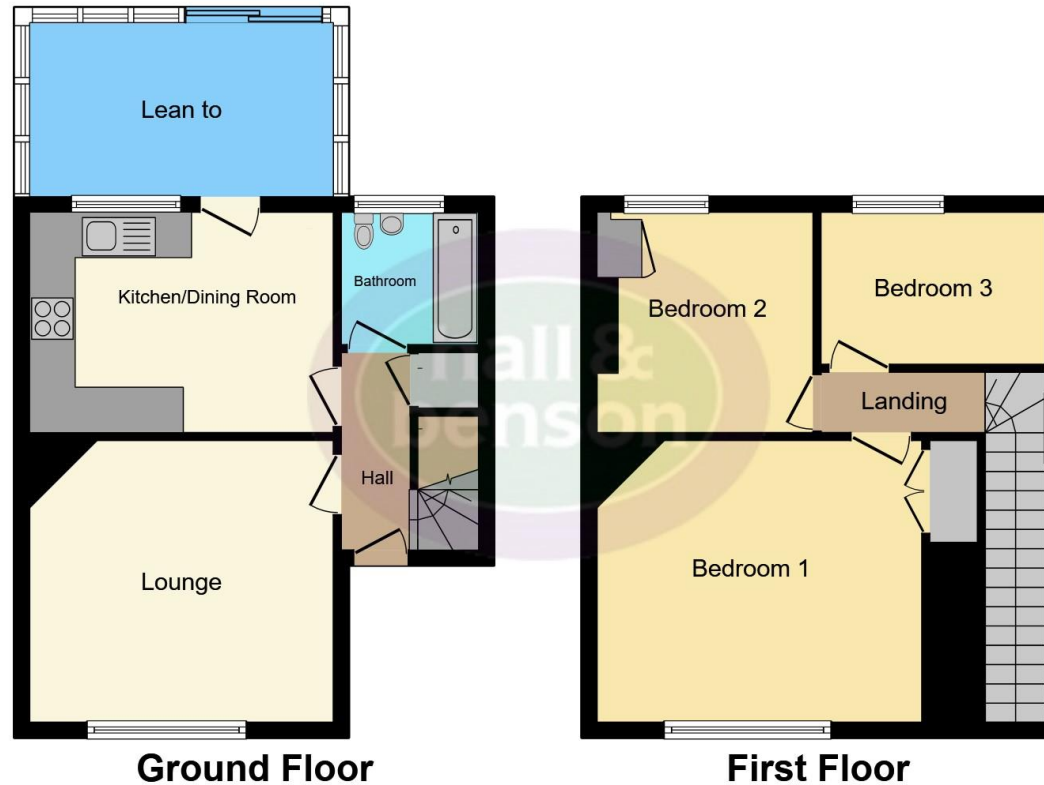
9' 5" x 12' 7" (2.87m x 3.84m)

Lino flooring. One radiator, wall and base units, window and glass door to rear elevation offering access to the lean to.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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